

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Ashleigh A. Danker, Esq. (CASB No. 138419) Email: ashleigh.danker@dinsmore.com Dinsmore & Shohl LLP 550 S. Hope Street, Ste 1765 Los Angeles, CA 90071 Tel: 213-335-7737  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Peter J. Mastan, Trustee	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re: FINNIAN OSAKPAMWAN EBUEHI  and  ELIZABETH OLOHIRERE EBUEHI,  Debtor(s).	CASE NO.: 2:18-bk-20704-NB CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 03/31/2020	<b>Time:</b> 11:00 am
<b>Location:</b> Courtroom 1545 (Hon. Neil W. Bason), 255 E. Temple Street, L.A., CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 03/17/2020

**Description of property to be sold:**

1518 Waters Avenue, Pomona, CA 91766

**Terms and conditions of sale:**

See attached Notice of Sale. Sale price is \$375,000.00, subject to overbid by Qualified Bidders at the hearing. Initial overbid is at least \$380,000.00. Subsequent overbids are in increments of \$2,500.00.

**Proposed sale price:** \$ 375,000.00

**Overbid procedure (if any):**

Overbid packages must be received by March 26, 2020 at 5:00 p.m. including: (i) written offer of at least \$380,000.00, (ii) cashier's check for \$11,700.00, (iii) satisfactory proof of available funds in the highest amount bidder wishes to be qualified to bid, (iv) waiver of all contingencies and further due diligence. See Sale Motion for further details.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

March 31, 2020 at 11:00 a.m.  
Courtroom 1545 (Hon. Neil W. Bason)  
255 E. Temple Street  
Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Ashleigh A. Danker, Esq., Counsel for Trustee  
Dinsmore & Shohl LLP  
550 S. Hope Street, Ste 1767  
Los Angeles, CA 90071  
Tel: 213-335-7749 (direct)  
Email: ashleigh.danker@dinsmore.com

Date: 03/03/2020

ASHLEIGH A. DANKER (CASB No. 138419)  
*ashleigh.danker@dinsmore.com*  
**DINSMORE & SHOHL LLP**  
550 S. Hope Street, Suite 1765  
Los Angeles, CA 90071  
Tel: (213) 335-7737

Counsel for the Chapter 7 Trustee,  
Peter J. Mastan

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**LOS ANGELES DIVISION**

In re:

FINNIAN OSAKPAMWAN EBUEHI

and

ELIZABETH OLOHIRERE EBUEHI,

Debtors.

Case No.: 2:18-bk-20704-NB

Chapter 7

**NOTICE OF HEARING ON MOTION FOR  
ORDER:**

**(A) AUTHORIZING SALE OF REAL  
PROPERTY LOCATED AT 1518 WATERS  
AVENUE, POMONA, CALIFORNIA  
91766 OUTSIDE THE ORDINARY COURSE OF  
BUSINESS, FREE AND CLEAR OF CLAIMS,  
LIENS, ENCUMBRANCES AND INTERESTS;  
AND**

**(B) APPROVING THE FORM AND MANNER  
OF NOTICE AND BID PROCESS**

Date: March 31, 2020  
Time: 11:00 a.m.  
Cttrm: 1545  
255 E. Temple Street  
Los Angeles, California 90012  
Judge: Hon. Neil W. Bason

1 TO (A) THE DEBTORS, (B) THE OFFICE OF THE UNITED STATES TRUSTEE,  
2 (C) ALL SCHEDULED CREDITORS OF THE ESTATE AND PERSONS HAVING FILED  
3 PROOFS OF CLAIM, (D) ALL PERSONS REQUESTING SPECIAL NOTICE, (E) ALL LIEN  
4 HOLDERS OF RECORD, (F) ALL PERSONS LOCATED AT THE WATERS PROPERTY  
5 (INCLUDING JOSE ESCOBAR), (G) THE BUYER, AND (H) OTHER PARTIES IN  
6 INTEREST, AND THEIR RESPECTIVE COUNSEL OF RECORD, IF ANY:

7 NOTICE IS HEREBY GIVEN that, on March 31, 2020 on the 11:00 a.m. calendar, in  
8 Courtroom 1545 of the United States Bankruptcy Court located at 255 E. Temple Street, Los Angeles,  
9 California 90012, the Honorable Neil W. Bason, United States Bankruptcy Judge presiding, will  
10 conduct a hearing on the *Motion For Order: (A) Authorizing Sale Of Real Property Located At 1518*  
11 *Waters Avenue, Pomona, California 91766 Outside The Ordinary Course Of Business, Free And Clear*  
12 *Of Claims, Liens, Encumbrances And Interests; and (B) Approving The Form And Manner Of Notice*  
13 *And Bid Process; Memorandum Of Points And Authorities; Declarations Of Peter J. Mastan,*  
14 *Pamela C. Temple, William I. Friedman, Samuel R. Biggs, And Ashleigh A. Danker In Support Thereof;*  
15 *And Exhibits* (the “Motion”) filed by Peter J. Mastan, Chapter 7 trustee (the “Trustee”) of the  
16 bankruptcy estate (the “Estate”) of joint debtors Finnian Osakpamwan Ebuehi and Elizabeth Olohirere  
17 Ebuehi (collectively, the “Debtors” or the “Ebuehis”) in the above-captioned bankruptcy case (the  
18 “Case”). Specifically, through the *Motion*, the Trustee shall move, and hereby does move, for an order  
19 that does all of the following:

20 1. Grants the *Motion*.  
21 2. Approves the *Counter Offer*, as modified by the *Amended Escrow Instructions* reducing  
22 the price and waiving all contingencies (collectively, the “Counter Offer”), and attached to the *Motion*  
23 as **Exhibit 1**.

24 3. Pursuant to Section 363(b) of the Bankruptcy Code, authorizes, directs, and empowers  
25 the Trustee and the Estate to take any and all actions necessary or appropriate to:

26 a. Consummate, as set forth in the *Counter Offer*, the sale to Nationwide Capital  
27 Group, Inc. (“Nationwide”) or a successful overbidder (in either case, as applicable, the “Buyer”), for at  
28 least **\$375.000.00** of the real property commonly known as **1518 Waters Avenue, Pomona, CA 91766**

(the “Waters Property”), APN: 8343-022-034, and legally described as:

**Real property in the City of Pomona, County of Los Angeles, State of California, described as follows:**

LOT 185 OF TRACT NO. 14197 AS PER MAP RECORDED IN BOOK 313, PAGES 3 TO 5 INCLUSIVE OF MAPS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

b. Close the sale as contemplated in the *Counter Offer*.

c. Execute, deliver, and perform under all instruments and documents, including any ancillary documents, that may be reasonably necessary or desirable to implement the *Counter Offer*, effectuate the sale, and perform the obligations as contemplated by the *Counter Offer*.

4. Requires the Debtors and their respective agents and representatives to cooperate with respect to consummation of the sale and not take any action to interfere with the implementation or administration of the sale.

5. Authorizes the Trustee to pay through escrow all usual and customary costs of sale, including without limitation (a) a brokers’ commission of 5% (totaling approximately \$18,750.00, (b) escrow fees, (c) title insurance fees, (d) recording fees, (e) messenger fees, and (f) liens of record in order of priority and to the extent of available funds, in each case to the extent not disputed by the Trustee.

6. Authorizes the Trustee to pay through escrow, the undisputed amounts of: (i) the liens of any and all taxing authorities, (ii) the lien of Bank of America. N.A. (“BofA”) in the approximate amount of \$117,519.03, (iii) the balance, excluding a \$10,000.00 carve-out (the “Carve-Out”), of the net proceeds of sale after payment of the foregoing costs of sale, liens of taxing authorities, and BofA lien, to Poser Investments, Inc. (“Poser”) up to the amount necessary to satisfy the outstanding balance of its judgment lien, not to exceed \$881,611.99, and (iv) the Carve-Out to the Estate for the Trustee to use to pay expenses of the Estate, excluding fees of the Estate’s professionals (such exclusion to be applicable only until such time as Poser has been paid in full).

7. Authorizes the Trustee to use the Carve-Out as unencumbered funds of the Estate to pay expenses of administration in the exercise of his business judgment, excluding fees of the Estate’s professionals, which exclusion shall apply only until such time as the Poser Lien is paid in full.

8. Approves the *Stipulation* attached to the *Motion* as **Exhibit 18** with tenant Jose Escobar pursuant to which, among other things, his rent for the month of March 2020 is waived and \$500.00 of the Carve-Out is paid to Mr. Escobar, as payment in full of any and all claims he may have against the Estate, including for return of a prepetition security deposit and any and all unreimbursed repairs to the Waters Property (including during the Chapter 11 period) and to facilitate his move-out from the Waters Property by April 1, 2020.

9. To the extent otherwise required to do so, relieves the brokers receiving commissions in connection with the proposed sale of any obligation that they may otherwise have had to file fee applications and modifies the terms of the Brokers' employment to permit brokers working out of the same offices as Mr. Friedman of Coldwell Banker and Ms. Temple of Bennion Deville Homes, but not Mr. Friedman or Ms. Temple, to represent potential buyers with respect to the Gladstone and 2<sup>nd</sup> Street Properties (defined in the *Motion*) and receive the share of the commission that is available to the broker for the successful buyer of each of those properties if they represent such buyers.

10. Directs that the Trustee's sale of the Waters Property is free and clear of all claims, liens and interests, as set forth in the *Motion*, including, without limitation, the following claims, liens or interests which are recorded with the Los Angeles County Recorder:

a. General and special taxes and assessments for the fiscal year 2019-2020.

b. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

c. The deed of trust recorded January 8, 2003 as Instrument Number 03-54576 of Official Records reflecting a beneficiary of Mortgage Electronic Registration Systems, Inc., the beneficial interest under which has been assigned to BofA by assignment recorded on February 8, 2013 as Instrument No. 13-209407.

d. The notice of pendency of action (and any claim or interest associated therewith) recorded September 28, 2017 as Instrument No. 17-1114595 by plaintiff Poser as judgment assignee from Howard Johnson International, Inc. ("HoJo").

e. The judgment lien created by the judgment or abstract thereof, recorded September 26, 2017 as Instrument No. 17-1102648 by HoJo.

11. Determines that, to the extent that any portion of a claim, lien or interest in or to the Waters Property is not paid through escrow, such claims(s), lien(s), and interest(s) in and to the Waters Property shall attach to the net sale proceeds, excluding the Carve-Out, that are received by the Trustee through escrow with the same validity, priority, force and effect as such claims, liens, and interests had with respect to the Waters Property.

12. Determines that the *Counter Offer* was entered into in good faith, in an arm's-length transaction and that the Buyer is acting in good faith within the meaning of 11 U.S.C. § 363(m).

13. Determines that adequate notice of the hearing on the *Motion* was given and approves the overbid procedure proposed in the *Motion*.

14. Determines that the terms and provisions of the *Order* on the *Motion* shall be binding in all respects upon the Buyer, the Debtors, the Trustee and any subsequent trustees, the Estate, all creditors and interest holders of the Debtors and the Estate, all parties having received notice of the *Motion*, and all interested parties, and their respective successors and assigns, including, but not limited to (a) any creditor asserting a lien, claim, or other interest in the Waters Property, and (b) all persons occupying the Waters Property.

15. Determines that a certified copy of the *Order* on the *Motion* may be filed with the appropriate clerk and/or recorded with the county recorder to evidence conclusively the release or cancellation of the claims, liens, and interests as set forth in that *Order*.

16. Determines that the *Order* on the *Motion* may be presented to and shall be binding upon and govern the acts of all persons and entities, including, without limitation, all filing agents, filing officers, title agents, title companies, escrow agents, recorders of mortgages, recorders of deeds, registrars of deeds, administrative agencies, federal, state and local governmental agencies or departments, secretaries of state, federal and local officials, and all other persons and entities who may be required by operation of law, the duties of their office, or contract, to accept, file, register or otherwise record or release any documents or instruments, or who may be required to report or insure any title or state of title in or to any property; and directs each of the foregoing persons and entities to accept for filing any and all of the documents and instruments necessary and appropriate to consummate the transactions contemplated by the *Counter Offer*.

1 17. Authorizes the title company insuring the Trustee's sale of the Waters Property and the  
2 escrow agent for such sale, to be entitled to rely upon the *Order* on the *Motion* in connection with the  
3 sale.

4 18. Determines that the failure to specifically include any particular provision of the  
5 *Counter Offer* in the *Order* on the *Motion* does not diminish or impair the effectiveness of such  
6 provision, it being the intent of the Bankruptcy Court that the *Counter Offer* is authorized and approved  
7 in its entirety.

8 19. Determines that, to the extent that the *Order* on the *Motion* is inconsistent with any  
9 prior order or pleading, the terms of the *Order* on the *Motion* shall govern. Determines that, to the  
10 extent the terms of the *Order* on the *Motion* are inconsistent with the terms of the *Counter Offer*, the  
11 terms of the *Order* on the *Motion* shall govern.

12 20. Determines that the *Order* on the *Motion* constitutes a final and appealable order within  
13 the meaning of 28 U.S.C. § 158(a). Determines that the fourteen (14) day stay period set forth in  
14 Federal Rule of Bankruptcy Procedure 6004(h) is waived; and notwithstanding Federal Rule of  
15 Bankruptcy Procedure 6004(h), the *Order* on the *Motion* shall be immediately effective and  
16 enforceable upon its entry and there shall be no stay of the *Order* on the *Motion*. Determines that, in  
17 the absence of any person or entity obtaining a stay pending appeal of the *Order* on the *Motion*, the  
18 Trustee, the Estate, and the Buyer (whether Nationwide or a successful overbidder) are free to close  
19 the sale under the *Counter Offer* at any time, subject to the terms of the *Counter Offer*.

20 21. Determines that the Bankruptcy Court will retain jurisdiction to, among other things,  
21 interpret, implement, and enforce the terms and provisions of the *Order* on the *Motion* and the *Counter*  
22 *Offer*, all amendments thereto and any waivers and consents thereunder and each of the agreements  
23 executed in connection therewith to which the Trustee or the Estate are a party or which will be  
24 assigned by the Estate to the Buyer, and to adjudicate, if necessary, any and all disputes concerning or  
25 relating in any way to the sale. Further determines that the Bankruptcy Court will retain jurisdiction  
26 over any matter or dispute arising from or relating to the implementation of the *Order* on the *Motion*.  
27 Without limiting the foregoing, determines that the Bankruptcy Court retains jurisdiction, pursuant to  
28 its statutory powers under 28 U.S.C. § 157(b)(2), to, among other things, interpret, implement, and

1 enforce the terms and provisions of the *Order* on the *Motion*, the *Counter Offer*, all amendments  
2 thereto and any waivers and consents thereunder and any documents executed in connection therewith  
3 to which the Trustee is a party, including, but not limited to, retaining jurisdiction to: (a) compel  
4 delivery of the Waters Property to the Buyer; (b) interpret, implement and enforce the provisions of  
5 the *Order* on the *Motion* and any related order; (c) determine any challenge to the overbid procedure  
6 and/or the conduct of the sale hearing; (d) protect Buyer against any liens, claims, encumbrances and  
7 interests in the Waters Property as to which the Waters Property is sold free and clear of under the  
8 *Order* on the *Motion*; and (e) any determine disputes related to the *Counter Offer* or the *Order* on the  
9 *Motion*.

10 **NOTICE IS FURTHER GIVEN** that the *Motion* is made pursuant to 11 U.S.C. §§ 363(b) and  
11 363(m), Federal Rules of Bankruptcy Procedure 2002 and 6004, and Local Bankruptcy Rules 6004-1  
12 and 9013-1 on the grounds that the proposed sale of the Waters Property is in the best interests of the  
13 Estate in that the sale will maximize the value of the Waters Property for the benefit of the Estate's  
14 unsecured creditors and will result in additional unsecured funds being received by the Estate through  
15 escrow.

16 **NOTICE IS FURTHER GIVEN** that the *Motion* is based upon (a) this *Notice of Motion*; (b)  
17 the concurrently filed *Memorandum of Points and Authorities, Declarations of Peter J. Mastan, Pamela*  
18 *C. Temple, William I. Friedman, Samuel R. Biggs, and Ashleigh A. Danker, and Exhibits*; (c) the  
19 pleadings on file with the Court of which the Court is requested to take judicial notice; and (d) such  
20 further evidence that may be properly submitted prior to or at the hearing on the *Motion*. At your own  
21 expense, you may obtain a complete copy of the *Motion* from the Court's file. You may also obtain a  
22 free, electronic copy of the *Motion* by requesting such copy from the Trustee's counsel, whose contact  
23 information is: Dinsmore & Shohl LLP, Attn: Ashleigh A. Danker, Esq., email:  
24 [ashleigh.danker@dinsmore.com](mailto:ashleigh.danker@dinsmore.com), tel: 213-335-7737, 550 S. Hope Street, Suite 1765, Los Angeles, CA  
25 90071.

26 **NOTICE IS FURTHER GIVEN that, pursuant to Local Bankruptcy Rule 9013-1(f), any**  
27 **opposition to the *Motion* must be in writing; must be filed with the Court and served upon the**  
28 **Trustee, the Office of the United States Trustee, and the Debtors at the addresses set forth below**

**not later than 14 days before the hearing on the *Motion*; and must include a complete written statement of all reasons in opposition thereto or in support or joinder thereof, declarations and copies of all photographs and documentary evidence on which the responding party intends to rely, and any responding memorandum of points and authorities:**

**For Filing with the Court:**

Clerk's Office  
United States Bankruptcy Court  
255 E. Temple Street  
Los Angeles, CA 90012

**For Service on the U.S. Trustee:**

Office of the U.S. Trustee  
915 Wilshire Blvd., Suite 1850  
Los Angeles, CA 90017

**For Service on the Trustee:**

Peter J. Mastan, Trustee  
c/o Ashleigh A. Danker, Esq.  
Dinsmore & Shohl LLP  
550 S. Hope Street, Suite 1765  
Los Angeles, CA 90071-2627

**For Service on the Debtors:**

Edwin I. Aimufua, Esq.  
Attorney at Law  
11150 Sepulveda Blvd., Ste A  
Mission Hills, CA 91345

**For Service on the Debtors:**

Finnian and Elizabeth Ebuehi  
619 W. Gladstone Street  
Glendora, CA 91740

**PLEASE TAKE FURTHER NOTICE that, pursuant to Local Rule 9013-1(h), the failure to file and serve a timely response to the *Motion* may be deemed by the Court to be consent to the granting of the relief requested in the *Motion*.**

**WHEREFORE,** the Trustee respectfully requests the Court to grant the *Motion* and such other and further relief as the Court deems just and proper under the circumstances.

Dated: March 3, 2020

DINSMORE & SHOHL LLP

By: /s/ Ashleigh A. Danker  
Ashleigh A. Danker  
Counsel for the Chapter 7 Trustee,  
Peter J. Mastan

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
550 S. Hope Street, Suite 1765, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 03/03/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On *(date)* 03/03/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/03/2020  
Date

Katrice Ortiz  
Printed Name

/s/ Katrice Ortiz  
Signature

**In re Finnian Osakpamwan Ebuehi**  
**and**  
**Elizabeth Olohirere Ebuehi**  
**U.S.B.C. – Los Angeles Division**  
**Case No. 2:18-bk-20704-NB**

**I. SERVED VIA NEF:**

Edwin I Aimufua on behalf of Debtor Finnian Osakpamwan Ebuehi  
eia@aimufualaw.com, legalsupport@sflawcentergroup.org

Edwin I Aimufua on behalf of Joint Debtor Elizabeth Olohirere Ebuehi  
eia@aimufualaw.com, legalsupport@sflawcentergroup.org

Michael Jay Berger on behalf of Defendant Elizabeth Ebuehi  
michael.berger@bankruptcypower.com,  
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com

Michael Jay Berger on behalf of Defendant Finnian Ebuehi  
michael.berger@bankruptcypower.com,  
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com

Michael Jay Berger on behalf of Interested Party Courtesy NEF  
michael.berger@bankruptcypower.com,  
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com

Joseph P Buchman on behalf of Creditor Poser Investments, Inc.  
jbuchman@bwsllaw.com, svasquez@bwsllaw.com

Joseph P Buchman on behalf of Interested Party Courtesy NEF  
jbuchman@bwsllaw.com, svasquez@bwsllaw.com

Joseph P Buchman on behalf of Plaintiff Poser Investments, Inc.  
jbuchman@bwsllaw.com, svasquez@bwsllaw.com

Theron S Covey on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST  
COMPANY  
tcovey@rasflaw.com

Ashleigh A Danker on behalf of Interested Party Courtesy NEF  
Ashleigh.danker@dinsmore.com,  
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com

Ashleigh A Danker on behalf of Trustee Peter J Mastan (TR)  
Ashleigh.danker@dinsmore.com,  
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com

Anthony Obehi Egbase on behalf of Attorney A.O.E Law Associates, APC  
info@aodelaw.com, sandy@ecf.inforruptcy.com;egbasear54561@notify.bestcase.com

Anthony Obehi Egbase on behalf of Defendant Elizabeth Ebuehi  
info@aodelaw.com, sandy@ecf.inforruptcy.com;egbasear54561@notify.bestcase.com

Anthony Obehi Egbase on behalf of Defendant Finnian Ebuehi  
info@aoelaw.com, sandy@ecf.inforuptcy.com;egbasear54561@notify.bestcase.com

Todd S Garan on behalf of Creditor U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2017-RPL2; Rushmore Loan Management, LLC as servicer  
chl1ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

Todd S Garan on behalf of Interested Party Courtesy NEF  
chl1ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

Rafael R Garcia-Salgado on behalf of Plaintiff Poser Investments, Inc.  
rgarcia@goeforlaw.com, kmurphy@goeforlaw.com

Dare Law on behalf of U.S. Trustee United States Trustee (LA)  
dare.law@usdoj.gov

Peter J Mastan (TR)  
peter.mastan@dinsmore.com, pmastan@iq7technology.com;travis.terry@dinsmore.com

Richard J Reynolds on behalf of Creditor Poser Investments, Inc.  
rreynolds@bwsllaw.com, psoeffner@bwsllaw.com,tmurphy@bwsllaw.com,rjr-nef@bwsllaw.com,fcabezas@bwsllaw.com,jgomez@bwsllaw.com

Richard J Reynolds on behalf of Interested Party Courtesy NEF  
rreynolds@bwsllaw.com, psoeffner@bwsllaw.com,tmurphy@bwsllaw.com,rjr-nef@bwsllaw.com,fcabezas@bwsllaw.com,jgomez@bwsllaw.com

Richard J Reynolds on behalf of Plaintiff Poser Investments, Inc.  
rreynolds@bwsllaw.com, psoeffner@bwsllaw.com,tmurphy@bwsllaw.com,rjr-nef@bwsllaw.com,fcabezas@bwsllaw.com,jgomez@bwsllaw.com

Josephine E Salmon on behalf of Creditor U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2017-RPL2; Rushmore Loan Management, LLC as servicer  
ecfcacb@aldridgepite.com, JES@ecf.inforuptcy.com;jsalmon@aldridgepite.com

Cliff Schneider on behalf of Defendant Elizabeth Ebuehi  
CDS@CliffSchneiderLaw.com

Cliff Schneider on behalf of Defendant Finnian Ebuehi  
CDS@CliffSchneiderLaw.com

Nathan F Smith on behalf of Creditor Bank of America, N.A.  
nathan@mclaw.org,  
CACD\_ECF@mclaw.org;mcecfnotices@ecf.courtdrive.com;cvalenzuela@mclaw.org

United States Trustee (LA)  
ustpreion16.la.ecf@usdoj.gov

Scott S Weltman on behalf of Creditor The Huntington National Bank  
colcaecf@weltman.com

Jennifer C Wong on behalf of Creditor Wells Fargo Bank, N.A.  
bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

**II. SERVED VIA REGULAR U.S. MAIL:**

**Debtors:**

Finnian and Elizabeth Ebuehi  
619 W. Gladstone Street  
Glendora, CA 91740